

HOBBS • PARKER

The Villages



Prospect Cottage Bilington

LOCAL VILLAGE PROPERTY

Prospect Cottage

Ashford Road

Bilsington, Kent TN25 7JT

A detached ragstone rendered bungalow with later Colt additions with breathtaking views across open countryside towards Romney Marsh and beyond.

Reduced to **£440,000**



Accommodation

Hall • Double aspect Sitting Room • New Conservatory
Kitchen/Dining Room • Pantry • Master Bedroom
with Ensuite Bathroom • Inner Hall • Two additional
Bedrooms • Family Bathroom • Rear Porch

Gardens

Approx 0.29 acre • Large gardens adjoining fields
Extensive parking • Double garage • Shed • Lawns
Mature shrubs and trees • Views

Communications

Ashford/International Railway Station (London St.
Pancras – 37 minutes) – 7 miles • Hythe – 7 miles
Tenterden – 10 miles





Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars.

If any points are particularly relevant to your interest in the property please ask for further information.

We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

It should not be assumed that any contents/ furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regards to parts of the property that have not been photographed.

All descriptions, dimensions, areas and necessary permissions for use and occupation and other details are given in good faith but any intending purchaser must satisfy themselves by inspection or further detailed request.

The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer or a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.



Situation

Prospect Cottage is located in a quiet country lane close to the centre of the pretty hamlet of Bilsington. Occupying an elevated position adjacent to fields there are incredible views from the garden, sitting room and master bedroom. Within the hamlet is a cluster of historic cottages located close to the White Horse village inn and the property enjoys easy access meandering through country lanes to the bustling market town of Ashford with its International Railway Station and High Speed train service to London St Pancras (37 minutes). The larger nearby village of Hamstreet with its primary school, village shops and railway station is about 3 miles away. The property is well placed to enjoy a host of country walks with footpaths nearby across fields and through the Bilsington Priory Estate. The sandy beaches at Dymchurch are just a short drive away.

Prospect Cottage

Originally a small ragstone single storey cottage, the original cottage has been rendered and extended with a Colt timber extension. The property has recently had a new conservatory, new windows and doors throughout, new oil tank and a new shed with base. There are breathtaking views from the double aspect sitting room, master bedroom and Conservatory.

Gardens

The secluded garden extends to approximately 0.29 of an acre adjoining farmland to the principal boundary. There is ample parking within the driveway/turning area for several vehicles which in turn leads to the detached double garage and shed. The gardens lie principally to the rear of the property and enjoy truly spectacular views particularly from the paved terrace across Romney Marsh towards Rye. The gardens are laid to lawn with a selection of mature shrubs and trees.

Services

Mains water and electricity. Oil fired central heating. Private drainage.

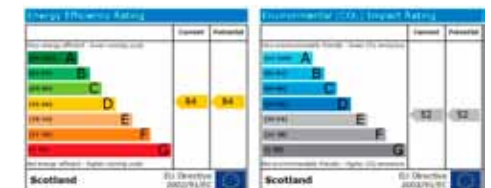
Directions

From Ashford proceed along the B2070 to Hamstreet. At the Hamstreet crossroads turn left. Proceed along this road and on entering the village of Bilsington turn left into Ashford Road opposite the White Horse inn and Prospect Cottage is a short distance along on the left. Look out for our For Sale board.

Viewing

Strictly by appointment only.
(Reference VI838)

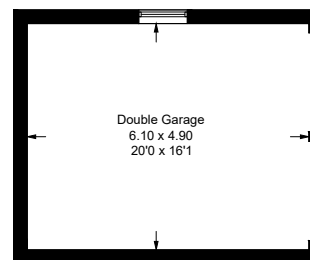
Energy Performance Certificate



Prospect Cottage, Ashford Road, Bilsington



Ground Floor



(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area = 128.9 sq m / 1387 sq ft
 Garage = 29.6 sq m / 319 sq ft
 Total = 158.5 sq m / 1706 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID283011)

Bilsington

LOCAL VILLAGE PROPERTY

Bilsington is a small village enjoying views across the Royal Military Canal and Romney Marsh.

The village boasts a good proportion of young residents who actively support the art club, cricket club, pudding club and pilates sessions held regularly in the village hall.

White Horse pub is a popular venue where good food is always on the menu and the nearby Priory is a popular venue for weddings.

The nearby villages of Hamstreet and Aldington have excellent primary schools and a variety of shops selling local produce.



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